

## **1313 Queen Street West - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act**

**Date:** April 12, 2023

**To:** Planning and Housing Committee

**From:** Chief Planner and Executive Director, City Planning

**Wards:** Ward 4 - Parkdale-High Park

### **SUMMARY**

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This report recommends that City Council state its intention to designate the property at 1313 Queen Street West under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value.

The property at 1313 Queen Street West is prominently situated on the southwest corner of Queen Street West and Cowan Avenue, where it is part of an important cluster of civic buildings in the Parkdale neighbourhood. The building was constructed as the former Police Station No. 6 in 1931-32 to the designs of the City Architect's Office led by City Architect J.J. Woolnough, Deputy City Architect K.S. Gillies and designer S.T.J. Fryer, and has a high degree of artistic merit, reflecting architectural detailing and principles from both the Art Deco and Art Moderne styles. It was decommissioned as a police station in 1965, but thereafter continued to fulfill an integral role in the Parkdale community as the site of emergency and low-income housing, and more recently as the Parkdale Arts and Cultural Centre. For all of these reasons, the property is a landmark within the Parkdale neighbourhood.

The property was listed on the City of Toronto's Heritage Register in 1983 and was identified in the Parkdale Main Street Heritage Conservation District (HCD) Plan (currently under appeal) as a contributing property and a landmark building.

Staff have completed the Research and Evaluation Report for the property at 1313 Queen Street West and determined that the property meets Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act under design and physical, historical and associative, and contextual values. As such, the property is a significant built heritage resource.

The property is one of several properties comprising the City-led Parkdale Hub project, a strategic city-building initiative that aims to revitalize and expand upon an existing cluster of City-owned facilities and community services located at Queen Street West

and Cowan Avenue, including the Parkdale Library and the Masaryk-Cowan Community Recreation Centre. Heritage staff have been working closely with Parkdale Hub project team and in Q2 2023 the Parkdale Hub will be presented to City Council for inclusion in the Housing Now Initiative, supporting the proposed rental housing development that will form part of the project.

In December 2022, CreateTO prepared a Zoning By-law Amendment submission, as the City's agent, to facilitate the Parkdale Hub. The submission relates to the proposed redevelopment of the subject property, which is proposed to be the location of the future Toronto Public Library Parkdale branch. The Parkdale Hub proposal would retain a substantial portion of the Part IV designated property at 220 Cowan Avenue for the proposed renovation of the existing Masaryk-Cowan Community Recreation Centre, as well as a substantial portion of the subject property at 1313 Queen Street West (former Police Station No. 6) in situ. The proposed design would require the removal and/or relocation of the metal gate on the west side of the property, demolition of some exterior walls that do not face the public realm, and modifications to entrances to provide for universal accessibility for these publicly-owned buildings.

A Heritage Impact Assessment (HIA) is required for all development applications that affect listed and designated properties and will be considered when determining how a heritage property is to be conserved. A Cultural Heritage Evaluation Report (CHER) and HIA completed by ERA Architects Inc. and dated December 15, 2022 were included with the submission.

On November 28, 2022, the More Homes Built Faster Act, 2022 (Bill 23) received Royal Assent. Schedule 6 of the More Homes Built Faster Act which amended the Ontario Heritage Act came into effect on January 1, 2023. A property may be designated under Part IV, Section 29 of the Ontario Heritage Act, if it meets two or more of the nine criteria. Designation also enables City Council to review proposed alterations or demolitions to the property and enforce heritage property standards and maintenance.

## **RECOMMENDATIONS**

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The Chief Planner and Executive Director, City Planning recommends that:

1. City Council state its intention to designate the property at 1313 Queen Street West under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance; 1313 Queen Street West (Reasons for Designation) attached as Attachment 3, to the report, April 12, 2023, from the Chief Planner and Executive Director, City Planning.
2. If there are no objections to the designation, City Council authorize the City Solicitor to introduce the Bill in Council designating the property under Part IV, Section 29 of the Ontario Heritage Act.

## FINANCIAL IMPACT

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There are no financial implications resulting from the adoption of this report.

## DECISION HISTORY

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City Council included the subject property located at 1313 Queen Street West on the City of Toronto's Heritage Register on May 2, 1983.

In July 2014, City Council directed City Planning to undertake the West Queen West Planning Study to review the policy context, built-form and heritage value of the properties on Queen Street West, between Bathurst Street and Roncesvalles.

[TE34.77 - Preliminary Report - West Queen West, Bathurst Street to Roncesvalles Avenue, Planning Study](#)

Starting in 2017, City Council adopted a series of reports related to the development and delivery of a coordinated plan for the City-owned properties located at 1303, 1313 Queen Street West and 220 Cowan Avenue. The reports related to the project, known as the Parkdale Hub, include progress and funding updates, as well as the recommendation to support the fee simple acquisition of an adjacent property at 1337 Queen Street West for the purposes of providing additional affordable housing and community program space;

- [MM27.3 - 1313, 1303 Queen Street West and 220 Cowan Avenue - City Plan for City-owned Properties](#) (March 28, 2017)
- [GM23.14 - Affordable Rental Housing - New Lease Agreements at 1313 Queen Street West, 125 Manse Road, 1177 King Street West, 156 and 158 Munro Street and 140, 163 and 164 Spadina Road](#) (December 5, 2017)
- [EX11.6 - Parkdale Hub Project - Feasibility Study](#) (December 17, 2019)
- [EX21.2 - 2021 Capital and Operating Budgets](#) (February 18, 2021)
- [RA22.8 - Parkdale Hub Project - 1303, 1313 and 1325 Queen Street West and 220 Cowan Avenue](#) (June 1, 2021)
- [PH28.2 - Housing Now Initiative - Annual Progress Update and Launch of Phase Three Sites](#) (October 28, 2021)
- [RA27.6 - Parkdale Hub Project - Completion of Phase 2 Feasibility Study, Advancing to Phase 3](#) (November 22, 2021)
- [EX28.13 - Parkdale Hub Project - Advancing to Phase Three](#) (December 15, 2021)
- [GL32.24 - Parkdale Hub Project - Acquisition of 1337 Queen Street West](#) (July 19, 2022)

In June 22 2017, the Toronto Preservation Board endorsed the preparation of the Parkdale Main Street Heritage Conservation District Plan.

[PB24.2 - Proceeding from Study to Plan Phase for the Proposed West Queen West and Parkdale Main Street Heritage Conservation Districts](#)

On September 30, 2020, City Council adopted Official Plan Amendment 445 which had the effect of amending Chapter 7, Site and Area Specific Policies, by adding Site and Area Specific Policy 566 for lands generally fronting Queen Street West between Roncesvalles Avenue and Bathurst Street. Although the Official Plan Amendment has been appealed to the Ontario Land Tribunal, it intended to allow opportunities for contextually appropriate growth and change, conserve and enhance historic and culturally significant attributes of Queen Street West, guide public and private investment in public spaces, and encourage sustainable choices in new buildings and additions.

[TE14.5 - Queen Street West Planning Study - Bathurst Street to Roncesvalles Avenue - Official Plan Amendment - Final Report](#)

At its meeting on July 19, 2022, City Council adopted Item TE34.58 "Designation of the Parkdale Main Street Heritage Conservation District Plan under Part V of the Ontario Heritage Act", adopting the Parkdale Main Street Heritage Conservation District Plan as the district plan for the Parkdale Main Street Heritage Conservation District. The document identifies 1313 Queen Street West as a Contributing Property and as a Landmark building within the HCD.

[TE34.58 - Designation of the Parkdale Main Street Heritage Conservation District Plan under Part V of the Ontario Heritage Act](#)

## **BACKGROUND**

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### **Heritage Planning Framework**

The conservation of cultural heritage resources is an integral component of good planning, contributing to a sense of place, economic prosperity, and healthy and equitable communities. Heritage conservation in Ontario is identified as a provincial interest under the Planning Act. Cultural heritage resources are considered irreplaceable and valuable assets that must be wisely protected and managed as part of planning for future growth under the Provincial Policy Statement (2020) and A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020). Heritage Conservation is enabled through the Ontario Heritage Act. The City of Toronto's Official Plan implements the provincial policy regime, the Planning Act, the Ontario Heritage Act and provides policies to guide decision making within the city.

Good planning within the provincial and municipal policy framework has at its foundation an understanding and appreciation for places of historic significance, and ensures the conservation of these resources are to be balanced with other provincial interests. Heritage resources may include buildings, structures, monuments, and geographic areas that have cultural heritage value or interest to a community, including an Indigenous community.

The Planning Act establishes the foundation for land use planning in Ontario, describing how land can be controlled and by whom. Section 2 of the Planning Act identifies heritage conservation as a matter of provincial interest and directs that municipalities shall have regard to the conservation of features of significant architectural, historical, archaeological or scientific interest. Heritage conservation contributes to other matters

of provincial interest, including the promotion of built form that is well-designed, and that encourages a sense of place.

The Planning Act requires that all decisions affecting land use planning matters shall conform to the Growth Plan and shall be consistent with the Provincial Policy Statement, both of which position heritage as a key component in supporting key provincial principles and interests.

<https://www.ontario.ca/laws/statute/90p13>

The Provincial Policy Statement provides policy direction on land use planning in Ontario and is to be used by municipalities in the development of their official plans and to guide and inform decisions on planning matters, which shall be consistent with the Provincial Policy Statement. The Provincial Policy Statement articulates how and why heritage conservation is a component of good planning, explicitly requiring the conservation of cultural heritage and archaeological resources, alongside the pursuit of other provincial interests. The Provincial Policy Statement does so by linking heritage conservation to key policy directives, including building strong healthy communities, the wise use and management of resources, and protecting health and safety.

Section 1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development states that long-term economic prosperity is supported by, among other considerations, the promotion of well-designed built form and cultural planning, and the conservation of features that help define character. Section 2.6 Cultural Heritage and Archaeology subsequently directs that "significant built heritage resources and significant cultural heritage landscapes shall be conserved". Through the definition of conserved, built heritage resources, cultural heritage landscape and protected heritage property, the Provincial Policy Statement identifies the Ontario Heritage Act as the primary legislation through which heritage conservation will be implemented.

<https://www.ontario.ca/page/provincial-policy-statement-2020>

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) builds on the Provincial Policy Statement to establish a land use planning framework that supports complete communities, a thriving economy, a clean and healthy environment and social equity. Section 1.2.1 Guiding Principles states that policies in the plan seek to, among other principles, "conserve and promote cultural heritage resources to support the social, economic, and cultural well-being of all communities, including First Nations and Metis communities". Cultural heritage resources are understood as being irreplaceable, and are significant features that provide people with a sense of place. Section 4.2.7 Cultural Heritage Resources directs that cultural heritage resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas.

<https://files.ontario.ca/mmah-place-to-grow-office-consolidation-en-2020-08-28.pdf>

The Ontario Heritage Act is the key provincial legislation for the conservation of cultural heritage resources in Ontario. It regulates, among other things, how municipal councils can identify and protect heritage resources, including archaeology, within municipal boundaries. This is largely achieved through listing on the City's Heritage Register, designation of individual properties under Part IV of the Ontario Heritage Act, or designation of districts under Part V of the Ontario Heritage Act.

Section 27 of the Ontario Heritage Act gives municipalities the authority to maintain and add to a publicly accessible heritage register. The City of Toronto's Heritage Register includes individual heritage properties that have been designated under Part IV, Section 29, properties in a heritage conservation district designated under Part V, Section 41 of the Act as well as properties that have not been designated but City Council believes to be of "cultural heritage value or interest."

<https://www.ontario.ca/laws/statute/90o18>

Ontario Regulation 9/06 sets out the criteria for evaluating properties to be designated under Part IV, Section 29 of the Ontario Heritage Act. The criteria are based on an evaluation of design/physical value, historical and associative value and contextual value. A property may be designated under Section 29 of the Act if it meets two or more of the provincial criteria for determining whether it is of cultural heritage value or interest.

<https://www.ontario.ca/laws/regulation/060009>

The Ontario Heritage Toolkit provides guidance on designating properties of municipal significance, including direction on the purpose of designating heritage properties and information about how the Provincial Policy Statement and the Ontario Heritage Act provide a framework for the conservation of heritage properties within the land use planning system. In June 2019, the More Homes, More Choice Act, 2019 (Bill 108) received Royal Assent. Schedule 11 of this Act included amendments to the Ontario Heritage Act. The Bill 108 Amendments to the Ontario Heritage Act came into force on July 1, 2021, which included, amongst other matters, amendments to the listing and designation processes. Guidance from the Province related to the implementation of Bill 108 Amendments is forthcoming.

[http://www.mtc.gov.on.ca/en/heritage/heritage\\_toolkit.shtml](http://www.mtc.gov.on.ca/en/heritage/heritage_toolkit.shtml)

On November 28, 2022, the More Homes Built Faster Act, 2022 (Bill 23) received Royal Assent. Schedule 6 of the More Homes Built Faster Act amended various sections of the Ontario Heritage Act. A majority of the key changes to the Act came into effect on January 1, 2023.

The City of Toronto's Official Plan contains a number of policies related to properties on the City's Heritage Register and properties adjacent to them, as well as the protection of areas of archaeological potential. Indicating the integral role that heritage conservation plays in successful city-building, Section 3.1.6 of the Official Plan states that, "Cultural heritage is an important component of sustainable development and place making. The preservation of our cultural heritage is essential to the character of this urban and liveable City that can contribute to other social, cultural, economic and environmental goals of the City."

Policy 3.1.6.4 states that heritage resources on the City's Heritage Register "will be conserved and maintained consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada, as revised from time to time and adopted by Council."

Policy 3.1.6.6 encourages the adaptive re-use of heritage properties while Policy 3.1.6.26 states that, when new construction on, or adjacent to, a property on the

Heritage Register does occur, it will be designed to conserve the cultural heritage values, attributes and character of that property and will mitigate visual and physical impacts on it.

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

<https://www.historicplaces.ca/media/18072/81468-parks-s+g-eng-web2.pdf>

## **Parkdale Hub**

1313 Queen Street West is one of several contiguous properties comprising the City-led Parkdale Hub project, a strategic city-building initiative that aims to revitalize and expand upon an existing cluster of City-owned facilities and community services located at Queen Street West and Cowan Avenue, including the Parkdale Library and the Masaryk-Cowan Community Recreation Centre. The Parkdale Hub also includes the creation of new affordable housing, proposed to be delivered through the Housing Now Initiative, and allows for the ongoing delivery of Artscape's cultural hub program, which provides affordable live-work housing for local artists as well as an art gallery and community office space. Community engagement is an ongoing and critical component of the project.

The following are key milestones in the Parkdale Hub project:

- The Parkdale Hub project Feasibility Study was initiated in 2017 through a Motion to City Council brought forward by the local councillor (MM27.3)
- Phase One: An interdivisional agency table, led by CreateTO, completed a visioning exercise, engaging with the local community. The findings of Phase One were presented to City Council, which directed CreateTO to proceed with a Feasibility Study.
- Phase Two: The Feasibility Study examined the possibility of acquiring the property at 1337 Queen Street West, a privately-owned property adjacent to the site, for inclusion as part of the project. A Demonstration Plan was prepared by a consultant in collaboration with City Planning, including Heritage Planning staff, to develop a preferred massing concept.
- Phase Three: A City-initiated Official Plan Amendment and Zoning By-law Amendment submission was received in 2022. Corporate Real Estate Management (CREM) is proceeding with the expropriation of 1337 Queen Street West.
- Phase Four: Parks Forestry and Recreation and the Toronto Public Library will lead the community engagement and design process for the redevelopment of 1313 Queen Street West and 220 Cowan Avenue for the co-located City-facilities. The Housing Secretariat will lead the development of a business case for future affordable housing blocks within the Parkdale Hub, and will proceed with the competitive procurement of a non-profit affordable rental housing development partner. Social Development Finance and Administration with CREM will lead the tenancing process for new community space fronting Queen Street West.
- Phase Five: Construction and occupancy.

## COMMENTS

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City Council included the property located at 1313 Queen Street West on the City of Toronto's Heritage Register on May 2, 1983.

The property located at 1313 Queen Street West is identified as a contributing property of the Parkdale Main Street Heritage Conservation District (HCD). City Council designated the Parkdale Main Street HCD under Part V of the Ontario Heritage Act and adopted the Parkdale Main Street HCD Plan at its meeting on July 19, 2022 (the HCD Plan is currently under appeal). The subject property and the designated property at 220 Cowan Avenue within the Parkdale Hub are also adjacent to listed properties located at 207 Cowan Avenue and 1376-1388 Queen Street West.

In December 2022, the City received a Zoning By-law Amendment submission, prepared by CreateTO as the City's agent, to facilitate the Parkdale Hub. The submission relates to the proposed redevelopment of several properties, including two properties on the City's Heritage Register.

The Parkdale Hub proposal would retain a substantial portion of the Part IV designated property at 220 Cowan Avenue and the subject property at 1313 Queen Street West (former Police Station No. 6) in situ. The proposed design would require the removal and/or relocation of the metal gate on the west side of the property, demolition of some exterior walls that do not face the public realm, and modifications to entrances to provide for universal accessibility.

Heritage staff have been working closely with CreateTO and the Parkdale Hub project team and a staff report addressing the alterations under the Ontario Heritage Act proposed in the submission will be brought forward to a future Toronto Preservation Board and City Council meeting.

### **1313 QUEEN STREET WEST**

#### **Research and Evaluation according to Ontario Regulation 9/06**

While the research and evaluation of the property referenced above is, in staff's determination, sufficient to support the designation of the property at 1313 Queen Street West, it should be noted that new and additional relevant information on the subject property further expanding on its cultural heritage value following community input and additional access to archival records may be incorporated in the final version of a Part IV designation by-law.





View of 1313 Queen Street West at Cowan Avenue (Heritage Planning, 2022).

## 1. DESCRIPTION

1313 Queen Street West - Parkdale Arts and Culture Centre	
ADDRESS	1313 Queen Street West
WARD	Parkdale-High Park – 4
LEGAL DESCRIPTION	PLAN 382 PT LOT 1 PT LOT 2
NEIGHBOURHOOD/COMMUNITY	South Parkdale <sup>1</sup>
HISTORICAL NAME	Police Station No. 6
CONSTRUCTION DATE	1931-32
ORIGINAL OWNER	City of Toronto
ORIGINAL USE	Police Station
CURRENT USE*	Parkdale Arts and Cultural Centre *This does not refer to permitted use(s) as defined by the Zoning By-law
ARCHITECT/BUILDER/DESIGNER	J.J. Woolnough, City Architect, with K.S. Gilles and S.T.J. Fryer
DESIGN/CONSTRUCTION/MATERIALS	See Section 2
ARCHITECTURAL STYLE	Art Deco and Art Moderne
ADDITIONS/ALTERATIONS	See Section 2
CRITERIA	Design/Physical, Historical/Associative, Contextual
HERITAGE STATUS	Listed (1983)
RECORDER	Heritage Planning: Megan Albinger
REPORT DATE	March 2023

<sup>1</sup> As defined by City of Toronto Neighbourhoods map and profiles.

## 2. BACKGROUND

This research and evaluation section of the report describes the history, architecture and context of the property at 1313 Queen Street West, and applies evaluation criteria as set out in Ontario Regulation 9/06 to determine whether it merits designation under Part IV, Section 29 of the Act. A property may be designated under Section 29 of the Act if it meets two or more of the provincial criteria for determining whether it is of cultural heritage value or interest. The application of the criteria is found in Section 3 (Evaluation Checklist). The conclusions of the research and evaluation are found in the Conclusion of the report. Maps and Photographs are located in Attachment 1. The archival and contemporary sources for the research are found in Attachment 2. The Statement of Significance is contained in Attachment 3.

### i. HISTORICAL TIMELINE

Key Date	Historical Event
	The area now known as the City of Toronto is the traditional territory of many nations including the Mississaugas of the Credit, the Anishnabeg, the Chippewa, the Haudenosaunee and the Wendat peoples, and is now home to many diverse First Nations, Inuit and Métis peoples. Toronto is covered by Treaty 13 signed with the Mississaugas of the Credit (1805), and the Williams Treaties (1923) signed with multiple Mississaugas and Chippewa bands.
1830	Park Lot 30 is subdivided, including a road allowance from Lake Shore Road (present day Queen Street West) to Second Concession Road (present-day Bloor Street), which became known as Brockton Road (present-day Brock Avenue).
1879	Parkdale is incorporated as a village following the opening of the North Parkdale Station the year prior at Queen Street West and Dufferin Street.
1885	The Village of Parkdale becomes the Town of Parkdale.
1888	A new Town Hall is constructed on the southwest corner of Queen Street West and Cowan Avenue.
1889	The Town of Parkdale is annexed by the City of Toronto.
1931	The former Parkdale Town Hall is demolished and construction on the new Police Station No.6 begins.
1953	The Municipality of Metro Toronto is established and assumes responsibility for the delivery of public services, including the police service.
1965	The Metro Police Commission consolidates several local police stations into larger, centralized divisions. 1313 Queen Street is vacated by the police service. Metropolitan Council leases the building to the City of Toronto for the purposes of emergency public housing, for a term of up to 33 years. Alterations to facilitate the change in use are completed.
1985	The Masaryk-Cowan Community Recreation Centre at 220 Cowan Avenue is formed by joining the local community centre

	(in the former Fire Hall), and the former curling club into one integrated facility.
1987	A memo from the Parks and Property Department of the Municipality of Metropolitan Toronto notes that since the City has not been using the property as intended under the terms of lease (i.e., residents are long-term and pay rent), the City of Toronto should purchase the building. The ownership does not change.
1994	The building at 1313 Queen Street West is vacated.
1995	Artscape begins developing plans and seeking support to adaptively reuse the building at 1313 Queen Street West for a cultural hub.
1997	Alterations begin to convert the building to live/work studios, gallery, and office space.
1998	The Municipality of Metropolitan Toronto is dissolved and the current City of Toronto is amalgamated. The Parkdale Arts and Cultural Centre opens.
2017	An interdivisional agency table is convened to look at the feasibility of a coordinated plan for the City-owned properties at 1303, 1313 Queen Street West and 220 Cowan Avenue.

**ii. HISTORICAL BACKGROUND**

The following section outlines the history and facts related to the properties which are the basis for determining historical or associative value of Criteria 4, 5 or 6 according to O. Reg. 9/06 Criteria.

**Development History of Parkdale**

Located on the southwest corner of Queen Street West and Cowan Avenue, the subject property is located in the historic Village and Town of Parkdale, which evolved from a village, to a streetcar suburb, to the present-day urban community (Figures 1-2).

Queen Street West was a concession road that divided land grants to the north and south of the street. The District’s street layout is a result of uncoordinated, ad-hoc subdivision of the park and farm lots in the area, as various land holders parcelled and sold off portions of their properties. On the north side of Queen Street West, the land was divided into 200-acre Park Lots at set intervals. Among the lots comprising the area that became Parkdale, Park Lot 30 was the earliest to be subdivided in 1850, becoming the Village of Brockton (Figure 3). By the late 1860s, a turnpike was located at the intersection of Queen Street West and the road running north to the community (Brock Avenue, formerly Brockton Road), replacing an earlier one located further east at Dufferin Street, and establishing the importance of this intersection from an early date.<sup>2</sup>

In 1879, Parkdale was incorporated as a village, and in 1885, the area was incorporated as the Town of Parkdale. The first residents of the Village of Parkdale were a mix of merchants and professionals migrating from surrounding rural areas, company owners or managers from Toronto, and a large proportion of railway and factory workers taking

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<sup>2</sup> Laycock and Myrvold, p.9.

advantage of affordable housing that was within walking distance to their places of work. A cluster of civic buildings built to support the village's community activities arose near the intersection of Cowan Avenue and Queen Street West, including an Anglican Church (1881; presently the Church of the Epiphany and St. Mark), a Methodist Church (1887; presently the Polish National Catholic Church of Canada), and a Public Hall slightly east of Cowan Avenue on Queen Street West. A three-storey building, the Public Hall opened in 1881 and housed the local Fire Department, Council Chamber, committee rooms, lock-up, safety vault, and a shoe manufacturer on the ground floor; a concert hall and meeting rooms on the second floor; and two meeting halls on the third floor, used by several fraternal societies. A general store housing the post office, a hardware store, and several other businesses were also located on Queen Street West, near Cowan Avenue by the early 1880s (Figure 4).

The construction of the Queen Street Subway (the underpass at Dufferin Street) and extension of streetcar service to Roncesvalles Avenue in 1887 improved the area's connection to the rest of Toronto. When Parkdale was annexed by the City of Toronto in 1889, subsequent access to city services sparked a sharp increase in the development of commercial buildings along Queen Street West. The resulting growth led to further development of the civic infrastructure on Cowan Avenue, including the construction of a curling club (1898) and a telephone exchange building (1899). In 1905, a new fire hall was built north of the curling club (Figure 5).

Urbanization along Queen Street West in the early twentieth century caused many residents from the Parkdale area to move to suburban locations. This large-scale relocation resulted in falling property prices and coinciding with this migration, residents from various socio-linguistic communities began to settle in the area.

The post-war period until the 1980s was a formative time for Parkdale. Housing patterns changed dramatically during the late 1950s and 1960s, a time that saw high-rise apartments constructed in the area as well as the large-scale creation of single-room apartments (also referred to as rooming houses) within the old mansions south of Queen Street West. The affordable rents attracted people from all backgrounds, including new immigrants, former patients discharged from the nearby Centre for Addictions and Mental Health, students, artists, and organizations providing necessary legal and social supports to all these groups. The origins of Parkdale's present-day community identity, which is characterized by strong advocacy on issues such as equity and housing affordability, can be traced to this era.

In the 1970s, the fire hall on Cowan Avenue was converted into a community centre. In 1985, it was joined with the adjacent curling club building to form the Masaryk-Cowan Community Recreation Centre.

Since the 1980s, Parkdale has been steadily gentrifying due to increased affordability pressures on the rest of the City. The renovations of former rooming houses back into single-family residences and the purchase of high-rise apartment towers by large property development companies have led to increasing concerns about displacement, which the community continues to advocate against.

## 1313 Queen Street West

Unlike the north side of the street, the land south of Queen Street West was laid out in a series of broken front lots of approximately the same 200-acre size, but with variations attributed to the geography of the shoreline. In 1812, James Brock was granted Broken Front Concession Lots 31 and 32 bounded by present day Dufferin Street on the east, Maynard/Springhurst avenues on the west, and from Queen Street West south to the lake.<sup>3</sup> Many of the land holdings within the broken front lots were subdivided between 1873 and 1875. Lots 1 and 2 of Plan of Subdivision 382, located at the southwest corner of Queen Street West and Cowan Avenue, were purchased and sold several times before ultimately being bought by the recently-incorporated Town of Parkdale in November 1886. This followed a plan approved by the ratepayers of Parkdale to find a lot suitable for a fire hall, council chamber, and offices, allowing them to move out of their leased space in the building east of Cowan Avenue. The Goad Atlas from 1884 indicates that there were no buildings on the subject property prior to the purchase by the Town (Figure 4).

In 1888, a new municipal building and fire hall were opened on the southwest corner of Cowan Avenue and Queen Street West, containing the new fire department facilities, police lock-up, and larger council offices (Figure 6).<sup>4</sup> Following Parkdale's annexation to the City, the municipal building was converted to a police station. However, it was never entirely suitable for that function, and in 1931 the former municipal building and the adjacent Fire Hall No. 15 were demolished in favour of a new, purpose-built police station.<sup>5</sup> The station was designed by the Office of the City Architect, with input from the local Police detachment (Figures 7-10). A significant condition in the architectural specifications was the requirement for all building materials to be sourced from local, Toronto-based manufacturers, with Canadian-made alternatives accepted where this was not possible.<sup>6</sup>

Police Station No. 6 remained in operation as a police station until 1965, when the Metro Police Commission proceeded with a plan to consolidate local police stations across the City into larger centralized complexes. Although there were rumours at the time that the property was to be purchased by a grocery chain, the property was instead converted into emergency housing by the City.<sup>7</sup>

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3 Brock also received the patent for Park Lot 30 on which Brockton was founded.

4 Prior to this, the Town of Parkdale had been leasing space in a hall owned by John Black McLachlan and Udney A. Walker, on the south side of Queen east of Cowan Avenue (now demolished). A second new fire hall (Fire Hall No.18) was designed by the City Architect's Office and constructed to the south of the site in 1905.

5 Before the decision of demolishing the municipal building and fire hall was made, the City was looking to find a suitable site near Roncesvalles Avenue and Queen Street West (letter from Department of Property to City Architect, 1926).

6 Archival material from 1931-32 indicates that this was a compromise between the Board of Control and the City Architect, who suggested that there would be too much uniformity in building design if only locally-produced materials were used for all building projects. There was also a minor debacle when it was found that some of the hardware used on the doors was stamped with "Made in USA". The supplier apologized for the error and was made to replace everything with locally-made products.

7 *Toronto Daily Star*, 1965, p.49.

1313 Queen Street West was later operated by Metro Toronto Housing<sup>8</sup> and used at times by the film industry, but fell into disrepair and was vacated. The building was made surplus in 1994, and the initial intention was to sell the building. Local organizations, including the Parkdale BIA and the Parkdale Village Arts Collective (PVAC) worked with the local councillor to retain the building for community use.

In 1996, Artscape, a group of non-profit organizations providing programs, services and physical space to support local artists and others in the arts and culture community, was asked to lead a feasibility study, which ultimately resulted in the conversion of the building through adaptive reuse into a complex of live/work artist studios, an art gallery, and offices for community organizations. The Parkdale Arts and Cultural Centre, which opened in 1998, was Artscape's first mixed-use development project and continues to be broadly supported by the local community.

### **Office of the City Architect**

The Office of the City Architect was created following a recommendation made by the Toronto District Labor Council in 1903. The Office was responsible for issuing permits, conducting building inspections, examining plans, and preparing estimates for the repair of the buildings owned and operated by the City, as well as the planning and design of new civic architecture. The City Architect was supported by a team of assistants and draftsmen, and not infrequently, these members of the team made significant contributions to the designs of Toronto's landmark municipal buildings. In the 1930s, the Office of the City Architect was restructured into the Department of Buildings, which continued to serve many of the same functions. The City Architect during the period Police Station No. 6 was designed and constructed was John James Woolnough.

John James Woolnough (1866-1965) was born in London, England. He completed his training in England before immigrating to Canada in 1889. He worked as an assistant to David Brash Dick for approximately 12 years, before a series of brief employments with C.J. Gibson, the Department of Public Works of Ontario, and Darling & Pearson. In 1904, Woolnough was offered a position with the City Architect's Office, which had just been created the previous year. As a civil servant, he rose through the ranks during the World War I era, and was promoted to Chief Assistant to the City Architect in 1920. When City Architect G.F.W. Price died in 1924, Woolnough filled in as Acting City Architect until his appointment was confirmed later in the year, taking on projects that were already in progress (such as the Wellington Destructor) and overseeing their completion. Woolnough resigned from the position in 1932 following a dispute over extra costs claimed by the contractor of Fire Station No. 12 on Gerrard Street East, and practiced independently for three more years until he retired in 1935. Outside of architecture, Woolnough was known as an amateur photographer and member of the Toronto Camera Club. His subjects included buildings, landscapes, portraits, and composed Victorian scenes; the City of Toronto Archives has a collection of his work. Woolnough died in Toronto on June 7, 1965.

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<sup>8</sup> There was more than one public housing provider during this time period, including the Metropolitan Toronto Housing Company Ltd. and the City of Toronto Non Profit Housing Corporation, also known as Cityhome; the archival sources reference multiple operators of the building with no clear consensus.

Woolnough's tenure as City Architect included overseeing the design of all municipal buildings in the early Depression years, working closely with Kenneth S. Gillies (who later succeeded Woolnough as City Architect) and designer Stanley T.J. Fryer. Many of the civic buildings constructed or initiated under Woolnough's leadership of the department were designed in the Art Deco and/or Art Moderne style, including Fire Station No.12 at 840 Gerrard Street East near Carlaw Avenue (1931), the Horse Palace at the Canadian National Exhibition grounds (1931-32), the former Police Station No.12 at 2398 Yonge Street (1932), and the Toronto Waterworks Maintenance Building at 497 Richmond Street West (1931-33).

### iii. ARCHITECTURAL DESCRIPTION

The following section provides an architectural description and analysis related to the property which will establish the basis for determining design or physical value of Criteria 1, 2 or 3 according to O. Reg. 9/06 Criteria.

The property at 1313 Queen Street West comprises the former Police Station No. 6, and exhibits clear influences from both the Art Deco and Art Moderne styles. Art Moderne, also referred to as "Depression Modern" or "Streamline Moderne" is a later variant of Art Deco architecture, which had first grown popular in Toronto during the 1920s and 1930s. In contrast with Art Deco and other highly decorated styles preceding the Great Depression, the Moderne aesthetic is characterized by buildings with fewer storeys; smooth, curving forms; limited ornamentation; a compositional emphasis on horizontality instead of on bold heights; and more accessible materials, such as brick instead of stone. While the building at 1313 Queen Street West incorporates many of these characteristics, the overall effect is restrained and economical in execution, and the building design retains some features that are more typically associated with the Art Deco style including the use of stepped planes, low-relief accents, and geometric patterns. An article published in 1932 in *Construction* magazine, lauded the City Architect's Office for the "sane and modest" application of Moderne design principles in their recent work, citing Police Station No. 6 as an example.<sup>9</sup> Similarly, in their November 1989 newsletter, the Toronto Region Chapter of the Architectural Conservancy of Ontario (ACT) noted that "in many ways, [1313 Queen Street West] is the City Architect team's most conservative creation" in comparison with other Art Deco civic buildings from the same period.<sup>10</sup>

The building is organized as a series of integrated volumes surrounding a central courtyard on a roughly square-shaped site. The primary volume, which is L-shaped in plan, occupies the prominent corner fronting onto Queen Street West and Cowan Avenue and originally included the offices and administrative space for the police station (Figure 8). On the street-facing elevations, it is two storeys in height and has a flat roof. The red brick cladding is accented by continuous horizontal courses of limestone in varying widths and rounded copper coping. Flat headed window openings, with a nearly identical arrangement on the first and second floors, span between the limestone bands. The orientation of the lites in the 6-over-1 window sash further reinforces the horizontal expression of the building's design (Figures 9-10).

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<sup>9</sup> *Construction*, p.237.

<sup>10</sup> ACT, p.15.

The north elevation is asymmetrically composed, reflecting the original organization of the interior (Figure 11). The main entrance bay is located toward the east end of the building, and is stepped proud of the rest of the façade. The entrance itself is slightly raised and is accentuated by a series of receding planes that transition from a round arch closest to the door into a flat-headed entablature flanked by two engaged columns topped by lanterns (Figure 12). Copper flashing on the drip edge above, which has fully oxidized to a green patina, reinforces the linearity of the building's composition and provides a visual connection to the parapet coping.<sup>11</sup> Entrance signage with the street address "1313" has been installed above the entrance door, covering the text "Police Station No. 6", which is carved into the limestone beneath. The steps in front of the main entrance were rebuilt as part of the 1998 renovations, but closely resemble the original design. Two other distinguishing features are the bronze clock dedicated to ex-Controller J.J. Ward,<sup>12</sup> and the stylized datestone in the parapet above the entrance.

A secondary entrance located on the west end of the elevation is similarly surrounded by stepped planes of limestone, but the design treatment is significantly simplified (Figure 13). Two decorative stone pieces support a very thin copper drip edge, above which can be found a small light fixture (currently in disrepair). Double gates at the western edge of the property control access to the driveway and inner courtyard (Figures 14-15). These feature a geometric design and are original to the date of construction, as are two small railings flanking the main entrance.

The east elevation fronting onto Cowan Avenue is divided into two portions (Figure 16). The two-storey elevation of the primary volume is symmetrically organized around a central bay that is stepped forward, repeating the condition found on the north elevation's main entrance bay. The south half of the east elevation is a modest one-storey wing with a flat roof that originally housed the garage. The elevation was modified in the 1960s when the building was converted to housing to remove and infill the garage-door style openings with smaller window units between the tiered pilasters. The 1989 ACT newsletter indicates that at that time, the pilasters between the former garage door entrances on Cowan Avenue still had "magnificent wrought iron light fixtures", however these are not clearly depicted in any archival photographs and have since been removed (Figure 17).<sup>13</sup>

The rear (south) and most of the west elevations are not readily visible from the public realm (Figure 18). The rear elevation abuts the property line and is separated from the adjacent building (former Fire House No. 18) by a narrow laneway accessed from Cowan Avenue, controlled by a locked gate. The west elevation is mostly blocked from

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11 All copper flashing was replaced when the building was converted by Artscape in 1998 (City of Toronto Building Records).

12 John J. Ward (1866-1914) is credited for his involvement in numerous public works projects benefitting Parkdale, including the elimination of all level railway crossings in the area, and improvements to the Sunnyside lakefront and local water filtration and sewage systems. The clock was frequently in disrepair and the source of much frustration in the decades following construction, with archival correspondence from 1940 referring to it as "an eye sore" and "a relic".

13 The removal of light fixtures along Cowan Avenue is also referenced in property files held by the City of Toronto.



view by a high retaining wall along the west perimeter of the property. However, it is still possible to distinguish the different volumes of the administration building, cell block, and the original stables, which are situated on the southwest corner of the property.

The former cell block is a one-storey volume located in the centre of the property, nestled within the L-shape formed by the administration rooms and forming the north wall of the interior courtyard (Figure 19). In addition to the cells that were located here, this portion of the building also held a kitchen and search room. Originally, window openings on the west and south walls provided ventilation for the cells (located in the centre of the room), but the openings have since been modified (Figure 20). An accessible entrance and canopy were also added to the west wall during the renovations in the 1990s. The walls above the flat roof are generally blank; the limestone band courses have a short return around the corner of the more prominent side elevations before they stop mid-elevation.

On the south side of the open courtyard there is a two-storey volume that originally held stables (Figures 21-22). Although it adjoined the garage, there was no direct access between the stables and the rest of the station. Instead, it was accessed from the courtyard or the laneway to the south. Simple windows with stone sills provided ventilation, and aside from some thin stone courses around the upper portion of the chimney on the north wall, this portion of the station is otherwise unadorned, reflecting the utilitarian nature of its origins. The majority of the openings on both the north and south elevations of the stable building have been modified in terms of location and size.

The renovations in 1998, led by local architect Joe Lobko, retained a substantial amount of the original building. On the interior, which had already been completely altered for the 1965 conversion to housing, modifications were made to bring the building up to current Building Code standards while accommodating the new uses. Community spaces were located on the ground floor accessible from the street, and the new live/work residential programming was accommodated in the former stables and second floor of the administration wing.

#### **iv. CONTEXT**

The following section provides contextual information and analysis related to the property which is the basis for determining contextual value of Criteria 7, 8 or 9 according to O. Reg. 9/06 Criteria.

The subject property is prominently sited on the southwest corner of Queen Street West and Cowan Avenue within the Parkdale neighbourhood (Figure 23). It is a contributing property and landmark within the Parkdale Main Street Heritage Conservation District (HCD) and within the boundary of Official Plan Amendment 445, which are both under appeal at the time of this report.

Parkdale conveys a defined sense of place. Most of the buildings along this portion of Queen Street West were constructed from the 1880s to the 1930s, coinciding with the period of the area's incorporation as a separate municipality and the wave of development following its annexation into the City of Toronto in 1889. The intersection of Queen Street West and Cowan Avenue has featured prominently throughout

Parkdale's history as a significant node and location of civic importance. The grouping of municipal and religious buildings around Cowan Avenue expresses the importance of the area as a civic centre, both historically and in the present day, with many of the buildings continuing to serve the area's diverse resident and business communities.

The north side of Queen Street West across from the subject property contains a collection of three-storey, Italianate commercial row properties (c.1889-1894), which are listed on the City's Heritage Register and are contributing properties within the Parkdale Main Street HCD (Figure 24). To the west is a municipal parking lot and a one-storey commercial property that was constructed in 1965.<sup>14</sup> The adjacent property to the south is 220 Cowan Avenue, which is Designated under Part IV of the Ontario Heritage Act and recognized as a National Historic Site. It contains the Masaryk-Cowan Community Recreation Centre, comprising an 1898 curling club designed in the Jacobean Revival style, and a Beaux-Arts Fire Hall constructed in 1905.<sup>15</sup> The east side of Cowan Avenue contains the Parkdale branch of the Toronto Public Library, and a former telephone exchange building at 207 Cowan Avenue that is listed on the Heritage Register. 207 Cowan Avenue has been adaptively reused as housing (Figure 25). The MacMillan Storage Company Moving and Storage (1892) is located two properties east of 1313 Queen Street West and is also Designated under Part IV of the Ontario Heritage Act. South of these properties on the east side of Cowan Avenue is Milky Way, a laneway of importance to the Parkdale community.

### 3. EVALUATION AND APPLICATION OF O.REG 9/06 CRITERIA

The following evaluation applies Ontario Regulation 9/06 made under the Act: Criteria for Determining Cultural Heritage Value or Interest. The criteria are prescribed for municipal designation under Part IV, Section 29 of the Act, and the City of Toronto is also required to use these criteria when assessing properties for inclusion on the City of Toronto's Heritage Register. There are a total of nine criteria under O. Reg 9/06. A property may be designated under Section 29 of the Act if it meets two or more of the provincial criteria for determining whether it is of cultural heritage value or interest.

The evaluation table is marked "N/A" if the criterion is "not applicable" to the property or "✓" if it is applicable to the property, with explanatory text below.

#### DESIGN OR PHYSICAL VALUE

The property has design value or physical value because it	
1. is a rare, unique, representative or early example of a style, type, expression, material or construction method.	✓
2. displays high degree of craftsmanship or artistic merit	✓
3. demonstrates high degree of scientific or technical achievement	N/A

<sup>14</sup> On July 19, 2022, City Council authorized the City to enter into an agreement of purchase and sale for the fee simple acquisition of this property, which is municipally known as 1337 Queen Street West.

<sup>15</sup> The former Parkdale Curling Club at 212 Cowan Avenue was also an indoor roller skating rink, the Pavlova Dancing Academy, and the Pavlova Tennis and Badminton Club at various times in its history.

*Is a rare, unique, representative or early example of a style, type, expression, material or construction method*

1313 Queen Street West has design and physical value as a representative example of a civic building that is distinguished by its Art Deco and Art Moderne detailing on its street-facing elevations. The popularity of these styles peaked in the late 1920s to 1930s, making the former Police Station No. 6, which was constructed in 1931-32, strongly of its time. The property's two-storey scale and rectangular massing, flat roof, brick cladding with stone detailing, stepped planes, and emphasis on horizontality are characteristic of these architectural styles, which sought to create a clean and streamlined aesthetic.

*Displays a high degree of craftsmanship or artistic merit*

The design of 1313 Queen Street West displays a high degree of artistic merit through its seamless blending of both Art Deco and Art Moderne design principles, two related but different architectural styles. The property comprises several integrated volumes organized around a central courtyard, with the exterior detailing of each volume reflecting the hierarchy of original use within. Material accents of stone and copper are reserved for the street-facing elevations where they are effectively used to create a cohesive and restrained composition.

## **HISTORICAL OR ASSOCIATIVE VALUE**

The property has historical value or associative value because it	
4. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	✓
5. yields, or has the potential to yield, information that contributes to an understanding of a community or culture	N/A
6. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	✓

*Direct association with a theme, event, belief, person, activity, organization or institution that is significant to a community*

The property at 1313 Queen Street West is directly associated with the themes of arts and culture and affordable housing, through its later uses as emergency and low-income rental housing and as the Parkdale Arts and Cultural Centre. Parkdale's community identity has been shaped by local residents' advocacy on issues of affordability, equity, and opportunity, which has evolved from the neighbourhood's longstanding history of welcoming and supporting people from all backgrounds into the community, including new immigrants, former mental health patients, students, and artists.

The building is also associated with Artscape, a group of non-profit organizations that provide programs, services and physical space to support local artists and others in the arts and culture community. The Parkdale Arts and Cultural Centre was Artscape's first mixed-use development project.

*Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community*

The former Police Station No. 6 building at 1313 Queen Street West is part of an important collection of civic architecture designed by the Office of the City Architect in the early 1930s. The architects and designers that worked for the City during this time period embraced modern ideas and principles, producing several celebrated works of civic architecture, including Fire Hall No.12 and the Symes Road Incinerator. By relying extensively on building materials produced in Toronto for its construction, the building also has value for its historical associations to local manufacturers and businesses.

The property reflects the architectural career of J. J. Woolnough, who held the position of City Architect during the early 1930s when Police Station No.6 was designed and constructed. During his extended career with the City of Toronto, Woolnough oversaw the plans for an important collection of public buildings that embraced the Art Deco and Art Moderne styles, including the Horse Palace at the Canadian National Exhibition. His career as a public servant from 1904 to 1932, coincides with nearly the entirety of the existence of the City Architect's Office, which was established in 1903 and restructured into the Department of Buildings in 1933.

## **CONTEXTUAL VALUE**

The property has contextual value because it is	
7. important in defining, maintaining or supporting the character of an area.	✓
8. physically, functionally, visually or historically linked to its surroundings.	✓
9. a landmark.	✓

### *Important in defining, maintaining or supporting the character of an area*

The property at 1313 Queen Street West is contextually important in maintaining and supporting the character of the Parkdale neighbourhood, which retains a strong sense of place through its cohesive collection of buildings constructed between the 1880s and 1930s, coinciding with the period of the area's incorporation as a separate municipality and the wave of development following its annexation into the City of Toronto. The property's materiality and 2-storey height contribute to the consistent streetwall along this portion of Queen Street West.

### *Physically, functionally, visually or historically linked to its surroundings*

The contextual value of 1313 Queen Street West is also demonstrated by its historical and functional links to the intersection of Queen Street West and Cowan Avenue, where it contributes to an important cluster of civic and religious buildings. The location of this civic precinct was established during the time that Parkdale was its own entity, encompassing police and fire services and government offices for the local population. The collection of buildings has evolved over time, incorporating new uses that allow them to continue to serve the area's diverse resident and business communities.

## *Landmark*

The property at 1313 Queen Street West anchors the southwest corner of Queen Street West and Cowan Avenue. Its location, historical associations and design value give it prominence within its context, making it a landmark within the Parkdale neighbourhood.

## **CONCLUSION**

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Staff have completed the Research and Evaluation Report for the property at 1313 Queen Street West and determined that the property meets 7 out of 9 criteria in Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Act. As such, the property should be designated.

Constructed as the former Police Station No. 6 in 1931-32 to the designs of the City Architect's Office, the property at 1313 Queen Street West has cultural heritage value for its architectural design, which incorporates principles from both the Art Deco and Art Moderne styles. It is prominently situated on the southwest corner of Queen Street West and Cowan Avenue, where it is part of an important cluster of civic buildings and a landmark in the Parkdale neighbourhood.

The Statement of Significance (Attachment 3) - 1313 Queen Street West, comprises the Reasons for Designation, which is the Public Notice of Intention to Designate.

## **CONTACT**

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## **SIGNATURE**

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Gregg Lintern, MCIP, RPP  
Chief Planner and Executive Director  
City Planning

## **ATTACHMENTS**

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Attachment 1 – Maps and Photographs: 1313 Queen St West

Attachment 2 – List of Research Sources

Attachment 3 – Statement of Significance (Reasons for Designation) - 1313 Queen Street West

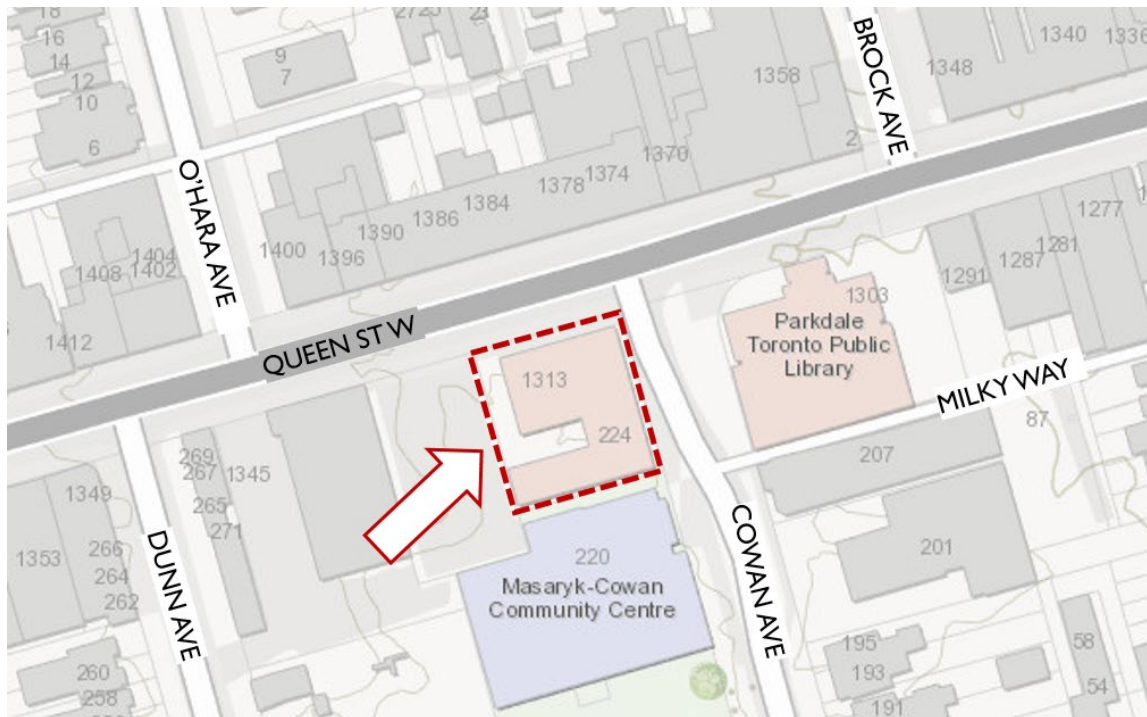


Figure 1: Map showing the subject property's location outlined in red at 1313 Queen Street West. This location map is for information purposes only; the exact boundaries of the property are not shown (City of Toronto Mapping).



Figure 2: Aerial View (base image 2021) showing the location of the property on the southwest corner of Queen Street West and Cowan Avenue. The approximate boundary of the property is outlined in red (City of Toronto Mapping).

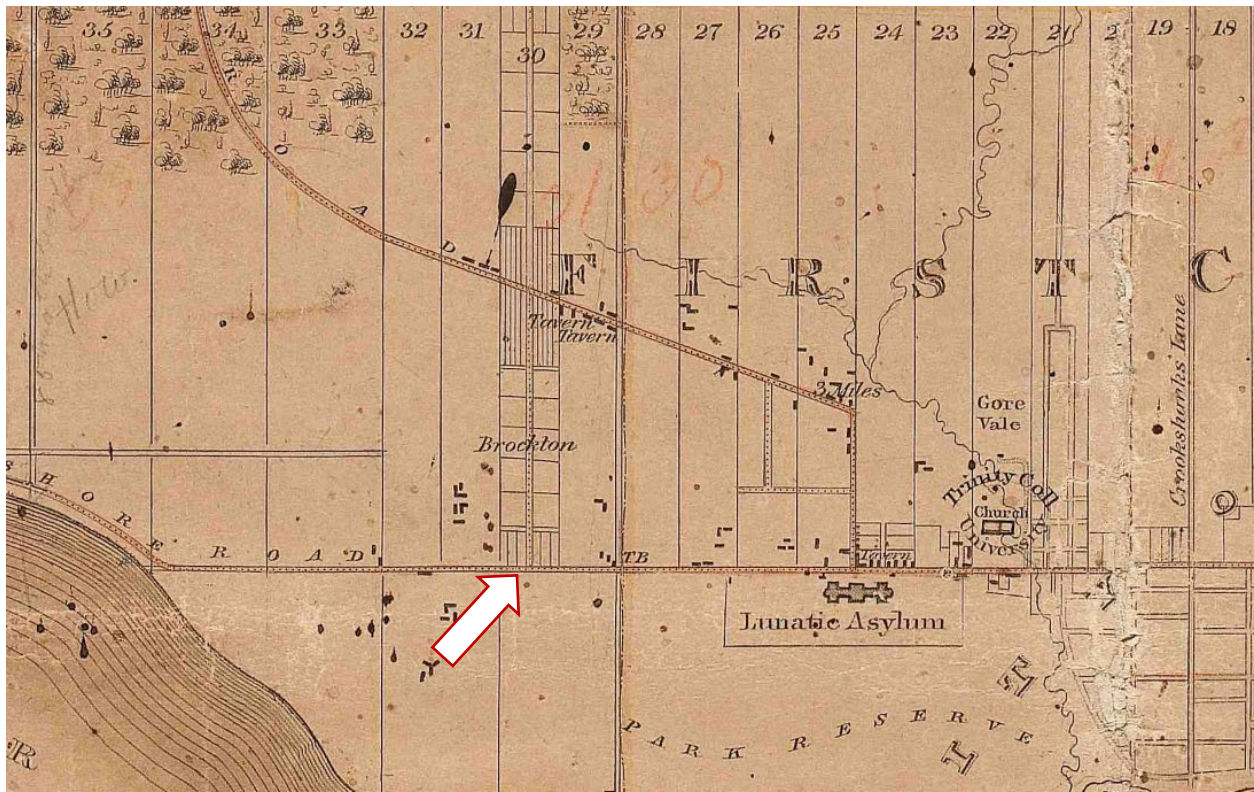


Figure 3: Excerpt from the 1851 map of the Township of York by J.O. Browne illustrates the subdivision of Park Lot 30 for the Village of Brockton (Ng). The approximate future location of the site is indicated by an arrow.

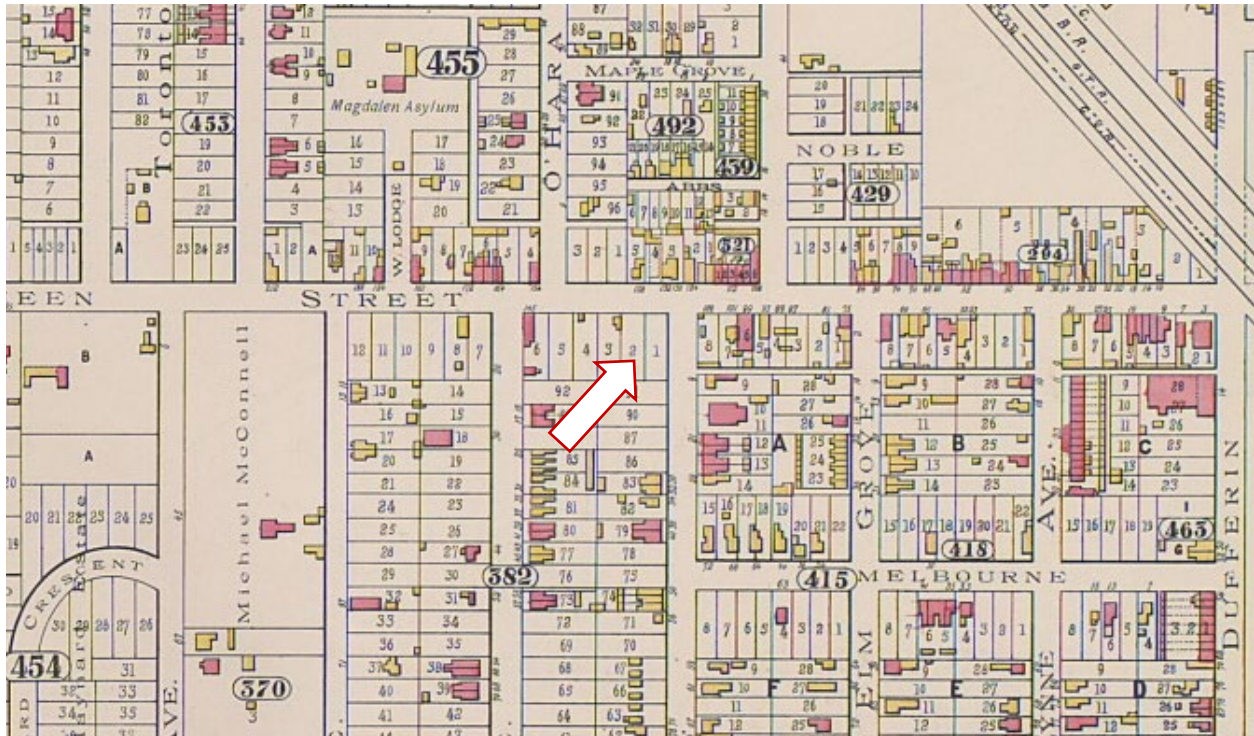


Figure 4: Excerpt from the 1884 Goad's Atlas showing a concentration of shops and buildings near the Brock Avenue intersection. Lots 1 and 2 of Plan of Subdivision 382, the future location of the subject property, remain empty (Ng).



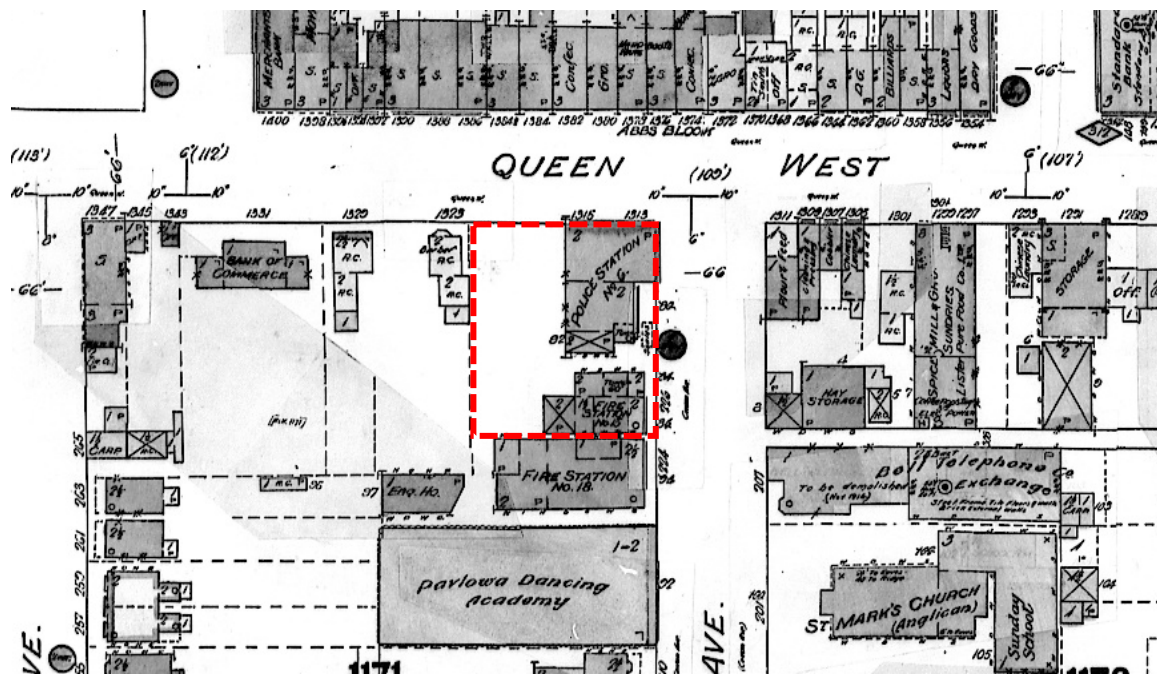


Figure 5: Underwriter's Insurance Plan from 1910, illustrating the emerging cluster of civic buildings along Cowan Avenue (University of Toronto). The dashed line indicates the approximate location of the subject property.



Figure 6: Image from 1920, showing the municipal building and fire hall constructed in 1888 on the southwest corner of Queen Street West and Cowan Avenue (Toronto Public Library).

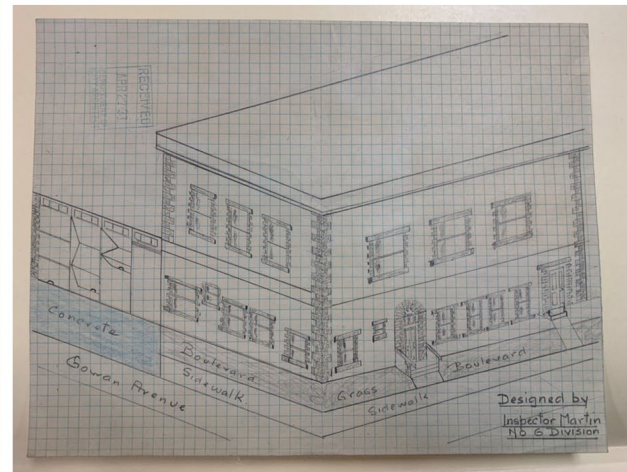
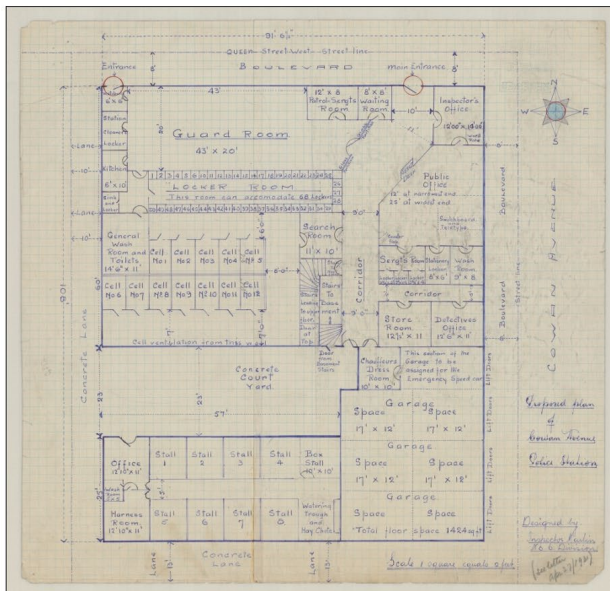


Figure 7: The City of Toronto Archives holds a floor plan and perspective drawing of the proposed station designed by Inspector Martin of the No.6 detachment. Many similarities exist between this proposed plan and the final plans prepared by the Office of the City Architect, but archival newspaper articles reveal there were significant issues with scale and constructability in the non-professionally prepared version (City of Toronto Archives; Fonds 200, Series 2347, Items 825, 826).

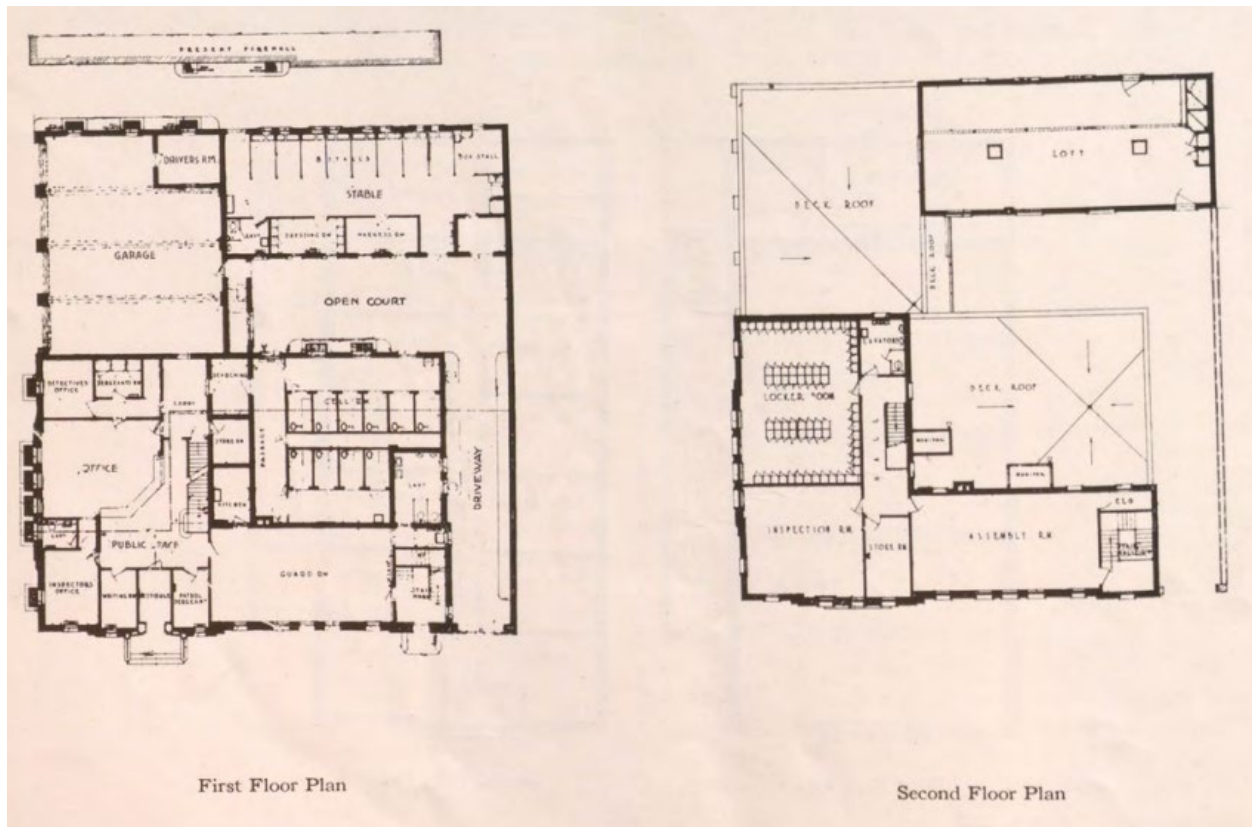


Figure 8: Floor plans for the new Police Station No.6, as published in the October 1932 edition of *Construction* magazine (*Construction*, via City of Toronto Archives).



Figure 9: Image from December 1931, showing the new police station under construction (City of Toronto Archives; Fonds 200, Series 372, Subseries 1, Item 1071).



Figure 10: Image from September 1932, showing the police station, with front entrance details including the nameplate, bronze clock, and railings (City of Toronto Archives; Fonds 200, Series 372, Subseries 1, Item 1164).



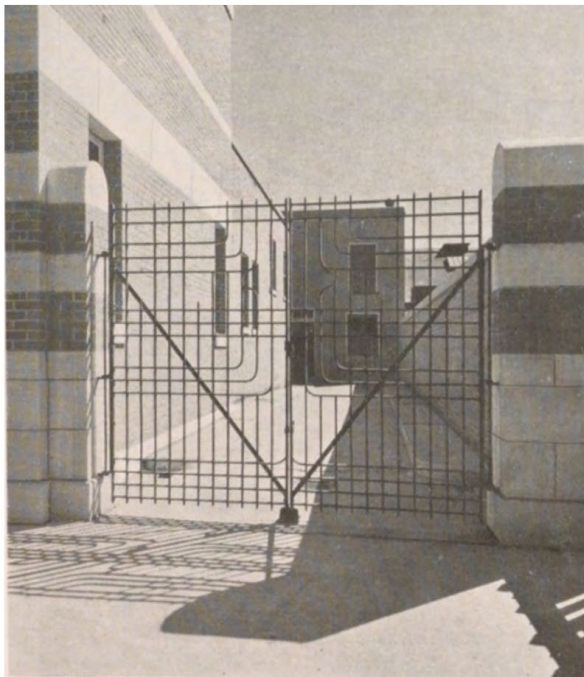
Figure 11: Principal (north) elevation of 1313 Queen Street West (Heritage Planning, 2023).



Figure 12: Main entrance, 1313 Queen Street West (Heritage Planning, 2022).



Figure 13: Secondary entrance on north elevation of 1313 Queen Street West (Heritage Planning, 2023).



Figures 14-15: Image of the driveway gate, as published in the October 1932 edition of *Construction* magazine (*Construction*, via City of Toronto Archives) and photographed in 2023 (Heritage Planning).



Figure 16: East elevation of 1313 Queen Street West (Heritage Planning, 2023).



Figure 17: Archival image from 1982 of the east elevation of 1313 Queen Street West. While archival material suggests there were custom light fixtures on this elevation near the original garage, they are not discernable in archival images (Toronto Historical Board).



Figure 18: View of south and west elevations of 1313 Queen Street West from adjacent Green P parking lot (Heritage Planning, 2023).



Figure 19: South elevation of the cell block (Heritage Planning, 2023).



Figure 20: Archival photograph of 1313 Queen Street West under construction, showing the original window openings of the cell block (City of Toronto Archives; Fonds 1266, Item 25674).



Figure 21: The north elevation of the former stables at 1313 Queen Street West (Heritage Planning 2023).





Figure 22: South (rear) elevation of the former stables, 1313 Queen Street West (Heritage Planning, 2023).

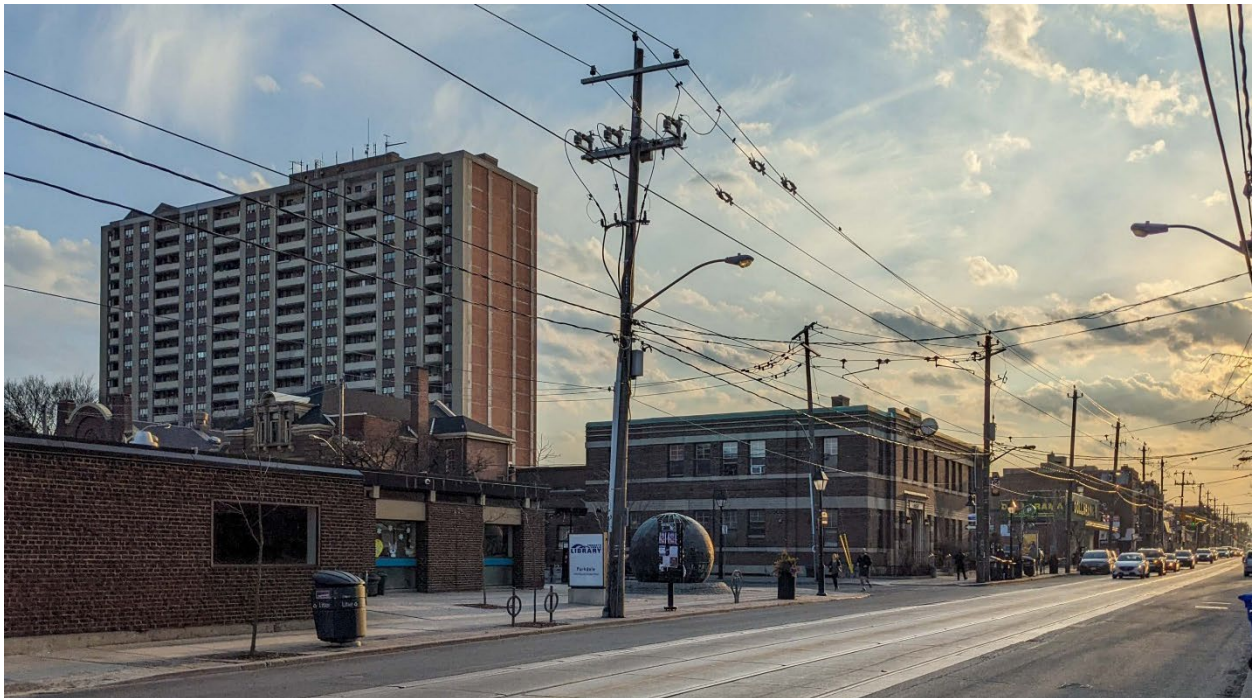


Figure 23: View of 1313 Queen Street West from the north side of Queen Street West at Brock Avenue (Heritage Planning, 2022).



Figure 24: The north side of Queen Street West at Cowan Avenue, comprising a row of Italianate commercial buildings from c.1889-1894 (Heritage Planning, 2022).



Figure 25: View north on Cowan Avenue towards Queen Street West. The Masaryk-Cowan Community Recreation Centre is visible on the left side of the image; the former telephone exchange building and the Parkdale Public Library branch (separated by Milky Way) are visible on the right side of the image.

### Archival Sources

- Building Records, Toronto and East York Building Records for 1313 Queen Street West; Files 28685/Permit A41337 (1931), 87809 (1965), 400806 (1997)
- City of Toronto Archives [CTA], Photographic Collection.
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- Land Registry Office Records, Metro Toronto, Book 140, 141 Concession Broken Front: Town Lot 31 to 40 (Plan 370); Book 198A, 198B Plan 382 (Parkdale),
- Might's Greater Toronto City Directories, 1859-1969.
- Toronto Public Library [TPL], Photographic Collection.

### Secondary Sources and Articles

- Architectural Conservancy of Ontario Toronto Region Chapter (ACT), "No.6 Police Station", *ACT Newsletter*, Nov 1989, pp.14-15.
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- "Claim police interference delays plans", *The Evening Telegram*, 10 Jun 1931, page unknown.
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- "The "Moderne" in fire and police buildings", *Construction*, Oct 1932, pp.236-240.
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**STATEMENT OF SIGNIFICANCE  
(REASONS FOR DESIGNATION)**

The property at 1313 Queen Street West is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under all three categories of design, associative and contextual value.

**Description**

The property at 1313 Queen Street West is located on the south side of Queen Street West between Cowan Avenue and Dunn Avenue in the Parkdale neighbourhood, and contains the former Police Station No. 6, a two-storey building completed in 1931-32. The building combines elements of the Art Deco and Art Moderne styles and was designed by the City Architect's Office led by J.J. Woolnough, with K.S. Gillies (Deputy City Architect), and designer S.T.J. Fryer.

The property was listed on the City of Toronto's Inventory of Heritage Properties (now the Heritage Register) on May 2, 1983, and is located within the proposed Parkdale Main Street Heritage Conservation District, which is currently under appeal.

**Statement of Significance**

1313 Queen Street West has design and physical value as a representative example of a civic building that is distinguished by its Art Deco and Art Moderne detailing on its street-facing elevations. The popularity of these styles peaked in the late 1920s to 1930s, making the former Police Station No. 6, which was constructed in 1931-32, strongly of its time. The property's two-storey scale and rectangular massing, flat roof, brick cladding with stone detailing, stepped planes, and emphasis on horizontality are characteristic of these architectural styles, which sought to create a clean and streamlined aesthetic.

The design of 1313 Queen Street West displays a high degree of artistic merit through its seamless blending of both Art Deco and Art Moderne design principles, two related but different architectural styles. The property comprises several integrated volumes organized around a central courtyard, with the exterior detailing of each volume reflecting the hierarchy of original use within. Material accents of stone and copper are reserved for the street-facing elevations where they are effectively used to create a cohesive and restrained composition.

The property at 1313 Queen Street West is directly associated with the themes of arts and culture and affordable housing, through its later uses as emergency and low-income rental housing and as the Parkdale Arts and Cultural Centre. Parkdale's community identity has been shaped by local residents' advocacy on issues of affordability, equity, and opportunity, which has evolved from the neighbourhood's longstanding history of welcoming and supporting people from all backgrounds into the

community, including new immigrants, former mental health patients, students, and artists.

The building is also associated with Artscape, a group of non-profit organizations that provide programs, services and physical space to support local artists and others in the arts and culture community. The Parkdale Arts and Cultural Centre was Artscape's first mixed-use development project.

The former Police Station No. 6 building at 1313 Queen Street West is part of an important collection of civic architecture designed by the Office of the City Architect in the early 1930s. The architects and designers that worked for the City during this time period embraced modern ideas and principles, producing several celebrated works of civic architecture, including Fire Hall No. 12 and the Symes Road Incinerator. By relying extensively on building materials produced in Toronto for its construction, the building also has value for its historical associations to local manufacturers and businesses.

The property reflects the architectural career of J. J. Woolnough, who held the position of City Architect during the early 1930s when Police Station No.6 was designed and constructed. During his extended career with the City of Toronto, Woolnough oversaw the plans for an important collection of public buildings that embraced the Art Deco and Art Moderne styles, including the Horse Palace at the Canadian National Exhibition. His career as a public servant from 1904 to 1932, coincides with nearly the entirety of the existence of the City Architect's Office, which was established in 1903 and restructured into the Department of Buildings in 1933.

The property at 1313 Queen Street West is contextually important in maintaining and supporting the character of the Parkdale neighbourhood, which retains a strong sense of place through its cohesive collection of buildings constructed between the 1880s and 1930s, coinciding with the period of the area's incorporation as a separate municipality and the wave of development following its annexation into the City of Toronto. The property's materiality and 2-storey height contribute to the consistent streetwall along this portion of Queen Street West.

The contextual value of 1313 Queen Street West is also demonstrated by its historical and functional links to the intersection of Queen Street West and Cowan Avenue, where it contributes to an important cluster of civic and religious buildings. The location of this civic precinct was established during the time that Parkdale was its own entity, encompassing police and fire services and government offices for the local population. The collection of buildings has evolved over time, incorporating new uses that allow them to continue to serve the area's diverse resident and business communities.

The property at 1313 Queen Street West anchors the southwest corner of Queen Street West and Cowan Avenue. Its location, historical associations and design value give it prominence within its context, making it a landmark within the Parkdale neighbourhood.

## **Heritage Attributes**

### **Design and Physical Value**

The following heritage attributes contribute to the cultural heritage value of the property at 1313 Queen Street West as being a representative example of the Art Deco and Art Moderne styles with a high degree of artistic merit:

- The scale, form and massing of the building, which features a combination of 1- and 2-storey volumes arranged around an internal courtyard
- The materials including the red brick cladding and the brick and stone detailing
- The decorative horizontal stone band coursing throughout, which spans the entirety of the north and east elevations and partially wraps onto the south and west elevations
- The flat roofline, brick parapet and the rounded copper cornice
- The fenestration pattern between the stone band courses, including the 6-over-1 division of the window sash, which serves to emphasize the horizontality of the design and the bull-nosed brick jambs on each opening
- On the primary (north) elevation:
  - The main entrance to the building, with the stepped planes around the wide door, copper flashing above the entablature, unique flanking light fixtures forming part of the surround, and the rounded railings flanking the steps
  - The prominently located datestone with bas-relief detailing and the projecting bronze clock above the entrance
  - The secondary entrance on the west side of the building, with the surround of stepped planes, decorative stone blocks in the lintel, thin drip edge, and the light fixture above
  - The truncated limestone band courses on the first storey, which span the width of the entrance bays and give additional prominence to the entrances
  - The driveway entrance on the west side of the property, including the Art Deco style piers and geometric-patterned iron gate
- On the secondary (east) elevation:
  - The brick piers with stone detailing dividing the former vehicle bays of the garage

### **Historical and Associative Value**

The following heritage attributes contribute to the cultural heritage value of the property at 1313 Queen Street West as being associated with the themes of arts and culture and affordable housing and the work of the Office of the City Architect:

- The setback, placement, and orientation of the building on the south side of Queen Street West between Cowan and Dunn avenues
- The 1- and 2-storey scale, form and massing of the building volumes arranged around an internal courtyard, which facilitated the adaptive reuse of the building into new uses as an emergency housing shelter and arts and cultural centre
- The subject property's architectural detailing in the Art Deco and Art Moderne styles, which was favoured by the designers working for the Office of the City Architect for civic buildings constructed during the 1920s and 1930s

## **Contextual Value**

The following heritage attributes contribute to the cultural heritage value of the property at 1313 Queen Street West as supporting the historic character of the Parkdale neighbourhood and a landmark:

- The two-storey scale, form, and massing of the property along Queen Street West and Cowan Avenue, including its flat roof
- The setback, placement, and orientation of the property on the southwest corner of side of Queen Street West and Cowan Avenue, where it is part of a collection of civic buildings that formed the civic heart of Parkdale when it was an independent town, prior to its annexation by the City of Toronto
- The materials, including the red brick cladding and the brick and stone detailing
- The projecting bronze clock above the entrance